

ADOPTED

JULY 27, 1989

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 49 zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	3	1	1	2
Back Bay				
Beacon Hill				
Charlestown	2			
Chinatown				
City Proper	1			
Dorchester	9	1	4	1
East Boston	3			
Fenway				
Government Center				
Hyde Park				
Jamaica Plain	1			
Kenmore				
Mattapan	2			
North End	1	1		
Roslindale	1	1		
Roxbury	4		1	
South Boston	6			
South Cove				
South End	1			
West Roxbury				

Allston-Brighton

Denial without Prejudice	Z-12853.	12-16 South Street, eighteen apartments.
Deferral	Z-12866.	6 Adella Place, three family dwelling.
Approval	Z-12972.	78 Bigelow Street, rear yard parking.
Approval	Z-12925.	11 Faneuil Street, retail store - warehouse.
Deferral	Z-12936.	90-92 Empire Street, two to three family dwelling.
Approval	Z-12927.	10-12 Ashford Street, combine structures.
Denial	Z-12935.	100 Leo Birmingham Parkway, signs.

Charlestown

Denial	Z-12886.	428 Medford Street, car wash, addition.
Approval	Z-12933.	52 Monument Avenue, three to four apartments.
Approval	Z-12964.	322B Bunker Hill Street, addition.

City Proper

Approval	Z-12878.	69-81 Tremont Street, 74 to 127 spaces.
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Dorchester

Approval	Z-12683.	780A-780 Blue Hill Avenue, auto body shop.
Denial without Prejudice	Z-12835.	53 Lawrence Avenue, four family dwelling.
Approval	Z-12868.	300 Freeport Street, addition.
Approval	Z-12859.	25 Leonard Street, increase capacity of lodging house.
Approval	Z-12970.	214 Harvard Street, community center, adult education center.
Approval	Z-12913.	113-117 King Street, offices.
Denial without Prejudice	Z-12914	270 Talbot Avenue, auto body repair shop garage.

Denial without Prejudice	Z-12919.	1150 Dorchester Avenue, two family dwelling, office.
Deferral	Z-12923.	33-39 Savin Hill Avenue, take-out restaurant.
Approval	Z-13092- 13106.	51-103 Washington Street and 50-108 Columbia Road, reduce occupancies; remove porches.
Approval	Z-13134- 13139.	24-26 Virginia Street, 53-55 Monadnock Street, 44-46 Bird Street, six one family dwellings.
Approval	Z-13080.	42-44 Harlow Street, porch roof.
Denial	Z-13174.	38 Port Norfolk Street, one family dwelling.
Deferral	Z-12934.	5-6 Quincy Place, legalize six apartments.
Denial without Prejudice	Z-12920	14R Wales Street, erect two family dwelling.
Approval	Z-12931.	1111-1113 Dorchester Avenue, take out restaurant.

East Boston

Approval	Z-12911.	601 Bennington Street, legalize three family dwelling.
Approval	Z-12915.	87-89 St. Andrew Road, two to three family dwelling.
Approval	Z-13021.	56 Bennington Street, store to dental office.

Jamaica Plain

Approval	Z-12921.	3712-3724 Washington Street, increase seating capacity of tavern.
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Mattapan

Approval	Z-12818.	1525 Blue Hill Avenue, one family dwelling and two medical offices.
Approval	Z-13084.	1089 Blue Hill Avenue, three family dwelling.

North End

Denial	Z-12874.	51-53 North Washington Street, replace roof signs.
Approval	Z-12937.	10 Garden Court Street, seven to nine apartments.

Roslindale

Denial Z-12909. 25 Stellman Road, three to four family dwelling.

Approval Z-12917. 25-27 Ethel Street, deck addition.

Roxbury

Denial without Prejudice Z-12895. 401 Warren Street, day care center.

Approval Z-12908. 3 Nazing Street, six to eight apartments.

Approval Z-12922. 2249-2259 Washington Street, store, restaurant.

Approval Z-12974. 22-26 Warren Street, retail store.

Approval Z-12998. 8-14 Brookford Street, ancillary parking.

South Boston

Approval Z-12907. 1654 Columbia Road, enclose porch.

Approval Z-12928. 10 Vinton Street, porch additions.

Approval Z-12932. 472A-472 West Broadway, legalize two family dwelling, store.

Approval Z-13145. 843 East Second Street, three family dwelling.

Approval Z-13228. 10 National Street, one to two family dwelling.

Approval Z-13163-13166. 186-192 West Seventh Street, extend to basement.

South End

Approval Z-13176. 89-113 Northampton Street, erect 28 apartments.

BOARD OF APPEAL REFERRALS

JULY 27, 1989

Hearing

1. Z-12683 7/25/89 Motor Realty Trust
780A-780 Blue Hill Avenue, Dorchester
2. Z-12818 7/18/89 Jean P. Nazaire, M.D.
1525 Blue Hill Avenue, Mattapan
3. Z-12835 7/18/89 Richard Donovan
53 Lawrence Avenue, Dorchester
4. Z-12853 7/18/89 Patrick McDevitt
12-16 South Street, Brighton
5. Z-12859 7/18/89 Roman Catholic Archdiocese of Boston
25 Leonard Street, Dorchester
6. Z-12866 7/18/89 Robert Terwilliger
6 Adella Place, Brighton
7. Z-12868 7/25/89 N & B Realty Trust
300 Freeport Street, Dorchester
8. Z-12874 7/25/89 Joseph J. Tecce
51-53 North Washington Street, Boston
9. Z-12878 7/25/89 73 Tremont, Inc.
69-81 Tremont Street, Boston
10. Z-12886 8/1/89 John M. White
428 Medford Street, Charlestown
11. Z-12895 8/1/89 Greater Boston YMCA
401 Warren Street, Roxbury
12. Z-12907 8/8/89 Patricia & Esther Razzino
1654 Columbia Road, South Boston
13. Z-12908 8/8/89 Benchmark
3 Nazing Street, Roxbury
14. Z-12909 8/8/89 Mary Scotland
25 Stellman Road, Roslindale
15. Z-12911 8/8/89 Theresa Brazil
601 Bennington Street, East Boston
16. Z-12913 8/8/89 Kathleen King Street Trust
113-117 King Street, Dorchester
17. Z-12914 8/8/89 Margot Spaulding
270 Talbot Avenue, Dorchester

BOARD OF APPEAL REFERRALS

JULY 27, 1989

Hearing

18.	Z-12915	8/8/89	Dermot & Marie Groome 87-89 St. Andrew Road, East Boston
19.	Z-12917	8/8/89	Frederico Carlevale 25-27 Ethel Street, Roslindale
20.	Z-12919	8/8/89	My Van Nguyen 1150 Dorchester Avenue, Dorchester
21.	Z-12920	8/15/89	Joseph B. Farrell 14R Wales Street, Dorchester
22.	Z-12921	8/8/89	Brian S. Martell 3712-3724 Washington Street, Jamaica Plain
23.	Z-12922	8/8/89	Core Realty Trust 2249-2259 Washington Street, Roxbury
24.	Z-12923	8/8/89	Kostas Lekkakos 33-39 Savin Hill Avenue, Dorchester
25.	Z-12925	8/15/89	Steven Simon 11 Faneuil Street, Brighton
26.	Z-12927	8/15/89	M&N Realty Trust 10-12 Ashford Street, Allston
27.	Z-12928	7/25/89	Michael Monahan 10 Vinton Street, South Boston
28.	Z-12931	8/15/89	1111 Dorchester Avenue Trust 1111-1113 Dorchester Avenue, Dorchester
29.	Z-12932	8/1/89	Frank E. Sorrenti, Jr. 472A-472 West Broadway, South Boston
30.	Z-12933	8/15/89	52 Monument Condominium Trust 52 Monument Avenue, Charlestown
31.	Z-12934	8/15/89	John Chapman/Lillie McLester 5&6 Quincy Place, Dorchester
32.	Z-12935	8/15/89	Henry Zachs 100 Leo Birmingham Parkway, Brighton
33.	Z-12936	8/15/89	So Yip Chor 90-92 Empire Street, Brighton

BOARD OF APPEAL REFERRALS

JULY 27, 1989

Hearing

34.	Z-12937	8/15/89	Briarwood Associates 10 Garden Court, Boston
35.	Z-12964	8/15/89	Gerard A. Lavigne 322 Bunker Hill Street, Charlestown
36.	Z-12970	8/8/89	Boston YWCA 214 Harvard Street, Dorchester
37.	Z-12972	8/8/89	Frederick Berton 78 Bigelow Street, Brighton
38.	Z-12974	8/29/89	Charles J. Calvey 22-26 Warren Street, Roxbury
39.	Z-12998	8/8/89	Public Facilities Department 8 Brookford Street, Roxbury
40.	Z-13021	8/15/89	Joseph DiFabio 56 Bennington Street, East Boston
41.	Z-13080	8/15/89	Roxbury Triangle, Inc. 42-44 Harlow Street, Dorchester
42.	Z-13084	8/15/89	1089 Blue Hill Avenue Realty 1089 Blue Hill Avenue, Mattapan
43.	Z-13092-13106	8/8/89	Washington Columbia II Limited Partnership 51-103 Washington Street & 50-108 Columbia Road, Dorchester
44.	Z-13134-39	8/15/89	24-26 Virginia Street, 53-55 Monadnock Street, & 44-46 Bird Street, Dorchester
45.	Z-13145	8/8/89	Michael Kineavy 843 East Second Street, South Boston
46.	Z-13163-66	8/15/89	Maryann McLoed Crush 186-192 West Seventh Street, South Boston
47.	Z-13174	8/15/89	Ronald McGilvary 38 Port Norfolk Street, Dorchester
48.	Z-13176	N/S	Boston Redevelopment Authority 89-113 Northampton Street, Boston
49.	Z-13228	8/8/89	Brian Byrnes, Administrator 10 National Street, South Boston

Board of Appeal Referrals

7/27/89

Hearing:

7/25/89

Z-12683
Motor Realty Trust
780A-780 Blue Hill Avenue
Dorchester

Site:

Two-story structure

District(s):

Apartment (H-1) and Local business (L-1)

Purpose:

Change occupancy from auto repair garage to same and body shop.

Violation(s):

Extension of nonconforming use.

Barrier free access.

VOTED:

In reference to petition Z-12683, Motor Realty Trust, 780A-780 Blue Hill Avenue, Dorchester, for extension of nonconforming use and variance for change of occupancy from auto repair garage to same and body shop in a apartment (H-1) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval with proviso: that plans with particular respect to location of spray booth and ventilation be submitted to the Authority for design review approval.

Board of Appeal Referrals

7/27/89

Hearing: 7/18/89 Z-12818
Jean P. Nazaire, M.D.
1525 Blue Hill Avenue
Mattapan

Site: 2½-Story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from two-family dwelling to one-family dwelling and two offices; erect one-story rear addition.

Violation(s): Excessive floor area ratio.
Insufficient front, rear yards, and off-street parking.
Barrier free access.

VOTED: In reference to petition Z-12818, Jean P. Nazaire, M.D., 1525 Blue Hill Avenue, Mattapan, for five variances for change of occupancy from two-family dwelling to a one-family dwelling and two offices and erect one-story rear addition in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that appellant comply with barrier free access requirement; that plans be submitted to the Authority for design review approval. Project will provide two medical offices. Appellant, a physician, has served the community for the last twelve years.



Z-12818

1525 BLUE HILL AVENUE

MATTAPAN

Board of Appeal Referrals

7/27/89

Hearing: 7/18/89 Z-12835
Richard Donovan
53 Lawrence Avenue
Dorchester

Site: 4,892 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect four-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, open space, and front yard.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12835, Richard Donovan, 53 Lawrence Avenue, Dorchester, for eight variances to erect four-family dwelling in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial without prejudice. Property is located in the Quincy-Geneva Subdistrict of the Roxbury Interim Planning Overlay District. The appellant has not met with the Roxbury PZAC. Appellant should meet with PZAC and abutters who have expressed concerns.



Z-12835

53 LAWRENCE AVENUE

DORCHESTER

Board of Appeal Referrals

7/27/89

Hearing: 7/18/89 Z-12853
Patrick McDevitt
12-16 South Street
Brighton

Site: Two 2½-Story structures

District(s): Residential, two-family (R-.5)

Purpose: Erect 18-unit apartment structure

Violation(s): Multifamily dwelling is forbidden use.

Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, open space, front yard, excessive floor area ratio, and building height.

Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12853, Patrick McDevitt, 12-16 South Street, Brighton, for forbidden use and nine variances to erect 18-unit apartment structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant needs to work closely with the community and Authority to develop an appropriate plan for this site. Current application for 18 units, as well as revision to 14 units, is unacceptable for this property, which was included in a recent community-based rezoning of the Chestnut Hill/South Street area from H-1, H-2, and H-3 to R-.5 as an attempt to preserve the quality and residential character of the neighborhood, which had recently seen a number of high rise developments along Commonwealth Avenue. As-of-right, appellant could build approximately five residential units. Appellant must also address heavy parking demand and traffic issues in this area. PZAC recommends denial of current proposal, but would support appellant's request for deferral.



7-12853

12-16 SOUTH STREET BRIGHTON

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Board of Appeal Referrals

7/27/89

Hearing: 7/18/89 Z-12859
Roman Catholic Archdiocese of Boston
25 Leonard Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Increase capacity of lodging house from 20 to 39 lodgers.

Violation(s): Extension of nonconforming use.

Insufficient lot area.

VOTED: In reference to petition Z-12859, Roman Catholic Archdiocese of Boston, 25 Leonard Street, Dorchester, for extension of nonconforming use and variance to increase capacity of lodging house from 20 to 39 lodgers in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the Catholic Charities Bureau work with the community and the Authority with respect to fence construction, property maintenance and maintenance of a positive working relationship with surrounding community; that a minium of eleven families and thirty-six lodgers, exclusive of three staff members, be in residence at any one time. Proposed shelter will provide a service more compatable with the neighborhood than previous use as a detoxification center.



Z-12859 25 LEONARD STREET DORCHESTER

Board of Appeal Referrals

7/27/89

Hearing: 7/18/89

Z-12866
Robert Terwilliger
6 Adella Place
Brighton

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-family dwelling.

Violation(s): Insufficient lot area, open space, and off-street parking.
Excessive floor area ratio and building height.

VOTED: In reference to petition Z-12866, Robert Terwilliger, 6 Adella Place, Brighton, for five variances to erect a three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Although appellant has demonstrated a willingness to decrease the density of his project and make significant improvements to the exteriors of two adjoining three-family homes, he should continue to meet with neighbors and the local civic association to resolve remaining concerns about parking, density, and design. Design review should include 4 and 8 Adella Place, and approval should be contingent upon improvements to these houses. Property is located in a dense and irregularly developed neighborhood. One abutter has expressed objections.



Z-12866 A.6 ADELLA PLACE BRIGHTON

PLAYGROUND

Board of Appeal Referrals

7/27/89

Hearing: 7/25/89 Z-12868
N & B Realty Trust
300 Freeport Street
Dorchester

Site: Three-story structure

District(s): Industrial (I-2)

Purpose: Erect addition to electrical supply structure.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12868, N & B Realty Trust, 300 Freeport Street, Dorchester, to erect addition to electrical supply structure in a industrial (I-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that handicap access must be provided as parking is as lower level; that plans be submitted to the Authority for design review approval.

DORCHESTER

BAY



7-12808

300 FREEPORT STREET DORCHESTER

Board of Appeal Referrals

7/27/89

Hearing: 7/25/89 Z-12874
Joseph J. Tecce
51-53 North Washington Street
Boston

Site: Four-story structure

District(s): Manufacturing (M-2-55)

Purpose: Replace two roof signs.

Violation(s): Height and area of signs are excessive.

VOTED: In reference to petition Z-12874, Joseph J. Tecce, 51-53 North Washington Street, Boston, for conditional use to replace two roof signs in a manufacturing (M-2-55) district, the Boston Redevelopment Authority recommends approval with proviso: that plans be submitted to the Authority for design review approval. Signs will replace existing signs and are to be used for self-advertising only.



Z-12874

53-55 NORTH WASHINGTON STREET BOSTON

Board of Appeal Referrals

7/27/89

Hearing: 7/25/89

Z-12878
73 Tremont, Inc.
69-81 Tremont Street
Boston

Site: Eleven-story structure

District(s): General business (B-8)

Purpose: Increase ancillary parking from 74 to 160 spaces.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-12878, 73 Tremont, Inc., 69-81 Tremont Street, Boston, for extension of nonconforming use to increase ancillary parking from 74 to 160 spaces in a general business (B-8) district, the Boston Redevelopment Authority recommends approval with the following provisos: (1) that the increase in the number of parking spaces be limited to 127, not the 160 spaces requested by the Appellant and (2) that the conditional use permit be limited to parking spaces located within the building and in no event extend to any surface parking in the Tremont Place Alley. It is understood that cars waiting to get into the garage will be allowed to queue in the Alley. The Boston Transportation Department (BTD) supports the increase to 127 spaces only, as these spaces would be marked spaces within the building. The increase to the 160 spaces is not supported by the BTD as that number includes unmarked spaces in travel lanes within the garage.



Z-12878

73 TREMONT STREET

BOSTON

Board of Appeal Referrals

7/27/89

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Hearing:

8/1/89

Z-12886

John M. White
428 Medford Street
Charlestown

Site:

One-story structure

District(s):

Apartment (H-1)

Purpose:

Change occupancy from gas station to same and car wash; erect addition.

Violation(s):

Car wash is forbidden use.

Extension of nonconforming use.

VOTED:

In reference to petition Z-12886, John M. White, 428 Medford Street, Charlestown, for forbidden use and extension of nonconforming use for change of occupancy from gas station to same and car wash in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The proposed use is inconsistent with and encroaches upon the immediate attractive residential area. Noise and air pollution would tend to result from the car wash facility. The queuing of automobiles on Medford Street and along the abutting Doherty Playground would result in public safety hazards, and interfere with the orderly flow of traffic. Charlestown Neighborhood Council and Abutters are opposed.



Z-12886

428 MEDFORD STREET

CHARLESTOWN

Board of Appeal Referrals

7/27/89

Hearing: 8/1/89 Z-12895
Greater Boston YMCA
401 Warren Street
Roxbury

Site: Three-story structure

District(s): Local Business (L-1)

Purpose: Change occupancy from educational and recreational facility
to same and day care center for 24 children.

Violation(s): Barrier free access.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12895, Greater Boston YMCA, 401 Warren Street, Roxbury, for variance for change of occupancy from educational and recreational facility to same and day care center in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial without prejudice. Property is located in the Washington Park South of the Roxbury Interim Planning Overlay District. The appellant has not met with the Roxbury PZAC. Abutters have expressed concerns. Appellant should meet with PZAC and abutters to address issues.



Z-12895

401 WARREN STREET ROXBURY

Board of Appeal Referrals

7/27/89

Hearing: 8/8/89

Z-12907
Patricia & Esther Razzino
1654 Columbia Road
South Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose porch of three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side and rear yards.

VOTED: In reference to petition Z-12907, Patricia & Esther Razzino, 1654 Columbia Road, South Boston, for three variances to enclose porch of three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Petitioner seeks to enclose the second-floor rear porch for use as an extended kitchen. Side and rear yard violations are existing and will not be further exacerbated. Increase in floor area ratio is minimal and will not affect a negative impact. Construction of enclosure is ongoing with new windows in place.



Z-12907

1654 COLUMBIA ROAD SOUTH BOSTON

APPROXIMATE

Board of Appeal Referrals

7/27/89

Hearing: 8/8/89

Z-12908
Benchmark
3 Nazing Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from six to eight apartments.

Violation(s): Insufficient lot area and open space.

Interim Planning Overlay District.

VOTED:

In reference to petition Z-12908, Benchmark, 3 Nazing Street, Roxbury, for two variances for change of occupancy from six to eight apartments in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that photoelectric lights be placed at rear entrances of the building; that an around the clock security guard be provided; that basement units comply with Inspectional Service Department Guidelines. Property is located in the Washington Park South Subdistrict of the Roxbury IPD, which PZAC has reviewed and approved.



2-12908

3 NAZING STREET

ROXBURY

Board of Appeal Referrals

7/27/89

Hearing: 8/8/89

Z-12909
Mary Scotland
25 Stellman Road
Roslindale

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-12909, Mary Scotland, 25 Stellman Road, Roslindale, for forbidden use and two variances for change of occupancy from three- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Site can accommodate off-street parking for two cars only in tandem. Additional unit (in basement) is inconsistent with and would create an unwanted precedent in this predominantly three-family neighborhood and intensify existing problems.



Z-12909

25 STELLMAN ROAD

ROSLINDALE

Board of Appeal Referrals

7/27/89

Hearing: 8/8/89 Z-12911
Theresa Brazil
601 Bennington Street
East Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.

VOTE: In reference to petition Z-12911, Theresa Brazil, 601 Bennington Street, East Boston, for forbidden use and two variances to legalize occupancy for three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. This is an existing condition. Site is located in the Harborview section of the neighborhood which is characterized by a mix of housing types with and is predominantly a residential area with a two- and three-family unit mix. Proposed legalization of occupancy does not set a negative precedent and is reflective of the prevailing land use patterns in the area. Lot size is typical of the area. Violations are pre-existing and technical.



Board of Appeal Referrals

7/27/89

Hearing: 8/8/89

Z-12913
Kathleen King Street Trust
113-117 King Street
Dorchester

Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from retail store to offices and accessory storage.

Violation(s): Office building is forbidden use.

Change in nonconforming use.

VOTED: In reference to petition Z-12913, Kathleen King Street Trust, 113-117 King Street, Dorchester, for forbidden use and variance for change of occupancy from retail to offices and accessory storage in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with provisos: that one office only be allowed; that the variance extend to the appellant only and that it expire upon the sale, lease, rent, or other disposition of the property; and that all signage conform to the sign code. The proposed change is not anticipated to cause undue harm to the residential character of this residential neighborhood.



Z-12913

113-117 KING STREET DORCHESTER

Board of Appeal Referrals

7/27/89

Hearing: 8/8/89

Z-12914
Margot Spaulding
270 Talbot Avenue
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from auto engine rebuilding to auto body repair shop garage and accessory parking.

Violation(s): Parking garage is conditional use.

Change in nonconforming use.

VOTED: In reference to petition Z-13914, Margot Spaulding, 270 Talbot Avenue, Dorchester, for conditional use and change in nonconforming use for change of occupancy from auto engine rebuilding to auto body repair shop garage and accessory parking in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Site is inappropriate for conditional use item #59. The property is bounded by residential uses and the area would be adversely affected by the increase of traffic and parking. Change in nonconforming use would result in over saturation of auto-related uses in the area. Office of Neighborhood Services recommends denial. Community opposition has been demonstrated.



Z-12914

270 TALBOT AVENUE

DORCHESTER

Board of Appeal Referrals

7/27/89

Hearing: 8/8/89 Z-12915
Dermot & Marie Groome
87-89 St. Andrew Road
East Boston

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, open space, and off-street parking.

Excessive building height.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12915, Dermot & Marie Groome, 87-89 St. Andrew Road, East Boston, for forbidden use and six variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. This is an existing condition with no exterior work to be done. Dimensional violations pre-existing and technical; proposed change of occupancy does not excessively exacerbate pre-existing violations. Site is located in the Bayswater area of the Orient Heights subdistrict of the IPOD. Proposed change of occupancy is consistent with prevailing land uses of the area. Proposal is consistent with the goals and objectives of the IPOD to preserve the character of the area which is comprised predominantly of two- and three-family structures.



Z-12915

87-89 ST ANDREW ROAD

EAST BOSTON

Board of Appeal Referrals

7/27/89

Hearing: 8/8/89 Z-12917
Frederico Carlevale
25-27 Ethel Street
Roslindale

Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect deck addition to two-family dwelling; use basement area for living space.

Violation(s): Excess floor area ratio.
Insufficient side yard.

VOTED: In reference to petition Z-12917, Frederico Carlevale, 25-27 Ethel Street, Roslindale, for two variances to erect deck addition to two-family dwelling and use basement area for living space in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with provisos: that plans with particular respect to the proposed deck be submitted to the Authority for design review approval; and that the property remain a two-family dwelling. Violations are minimal and no negative impacts are anticipated.



2-12917

25-27 ETHEL STREET

ROSLINDALE

20



Board of Appeal Referrals

7/27/89

Hearing: 8/8/89 Z-12919
My Van Nguyen
1150 Dorchester Avenue
Dorchester

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from offices to two-family dwelling and office.

Violation(s): Insufficient lot area, open space.

Interim Planning Overlay District.

VOTED:

In reference to petition Z-12919, My Van Nguyen, 1150 Dorchester Avenue, Dorchester, for two variances for change of occupancy from offices to two-family dwelling and offices in a local business (L-1) district, the Boston Redevelopment Authority recommends denial without prejudice. The present use of the property is a three-family dwelling. The proposed change of use to include office space by eliminating a residential unit is not appropriate as it would be in violation of the goals and objectives of the Dorchester Avenue IPD. The property has been occupied as a three-family dwelling for approximately twenty-five years and is recorded as such in the City's Assessing and Rent Equity departments. Community residents have expressed concerns regarding the loss of a residential unit and the increase in resulting parking demand by an office use.

Board of Appeal Referrals

7/27/89

21

Hearing: 8/15/89 Z-12920
Joseph B. Farrell
14R Wales Street
Dorchester

Site: 10,040 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect two-family dwelling.

Violation(s): Off street parking lot allowed in front yard nor within five feet of side lot line.

Insufficient lot area, rear yard, distance between buildings.

VOTED: In reference to petition Z-12920, Joseph B. Farrell, 14R Wales Street, Dorchester, for five variances to erect two-family dwelling in a apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposal would have a detrimental affect on neighborhood and create a negative precedent. Insufficient rear yard and location of parking would impact abutting properties.



7-12920

14R WALES STREET DORCHESTER

Board of Appeal Referrals

7/27/89

Hearing: 8/8/89

Z-12921
Brian S. Martell
3712-3724 Washington Street
Jamaica Plain

Site: One-story structure

District(s): General business (B-1)

Purpose: Extend tavern-restaurant into former barber shop area and increase seating capacity from 137 to 187.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12921, Brian S. Martell, 3712-3724 Washington Street, Jamaica Plain, to extend tavern-restaurant into former barber shop area and increase seating capacity from 137 to 187 in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso: that plans with particular respect to signage be submitted to the Authority for design review approval. Proposed change of occupancy to allow expansion of appellant's tavern/restaurant is compatible with the goals of the IPOD for this area. Joining restaurant use to tavern will allow for a better quality, neighborhood-oriented establishment. Jamaica Plain Zoning Committee recommends approval.



Z-12921 3712-3724 WASHINGTON STREET JAMAICA PLAIN

Board of Appeal Referrals

7/27/89

Hearing: 8/8/89 Z-12922
Core Realty Trust
2249-2259 Washington Street
Roxbury

Site: Four-story structure

District(s): General business (B-2)

Purpose: Change occupancy from stores to three stores and restaurant.

Violation(s): Take-out restaurant is conditional use.
Insufficient off street-parking.
Barrier free access.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12922, Core Realty Trust, 2249-2259 Washington Street, Roxbury, for conditional use and two variances for change of occupancy from stores to three stores and restaurant in a general business (B-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. The property is located along a Washington Street Boulevard Planning District in the Dudley Square Subdistrict of the Roxbury Interim Planning Overlay District. The property has been used as a restaurant for several years. The proposed use is compatible with the goals and objectives of the Washington Street Boulevard Planning District. The abutters support the project. The Roxbury PZAC reviewed and support this project.



Z-12920 2249-2259 WASHINGTON STREET ROXBURY

Board of Appeal Referrals

7/27/89

Hearing: 8/8/89 Z-12923
Kastas Lekkakos
33-39 Savin Hill Avenue
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from stores and offices to take-out restaurant and store.

Violation(s): Take-out restaurant is conditional use.

Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12923, Kastan Lekkakos, 33-39 Savin Hill Avenue, Dorchester for conditional use and variance for change of occupancy from stores and offices to store and restaurant in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Property lies within the Glover's Corner Subdistrict of the Dorchester Avenue IPOD. Appellant must meet with the PZAC and address issues.

Board of Appeal Referrals

7/27/89

25

Hearing: 8/15/89 Z-12925
Steven Simon
11 Faneuil Street
Brighton

Site: 1-Story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from gas service station to retail store
and Warehouse-Printing.

Violation(s): Warehouse is forbidden use.
Barrier free access.
Interim Plannig Overlay District.

VOTED: In reference to petition Z-12925, Steven Simon, 11 Faneuil Street, Brighton, for forbidden use and variance for change of occupancy from gas service station to retail store, Warehouse-printing in local business (L-.5) district, the Boston Redevelopment Authority recommends approval with provisos: that plans with particular respect to landscaping and signage be submitted to the Authority for design review approval. Change of use to permit retail operation and warehouse/showroom will provide needed improvement to this blighted property adjacent to a residential neighborhood. Retail tenant should be oriented towards local retail needs. Sufficient parking is proposed. In addition, width of existing curb cuts should be reduced to reflect change in use from gas station and improve the streetscape and character of Faneuil Street. PZAC recommends approval.



Z-12925

11 FANEUIL STREET BRIGHTON

Board of Appeal Referrals

7/27/89

Hearing: 8/15/89 Z-12927
M&N Realty Trust
10-12 Ashford Street
Allston

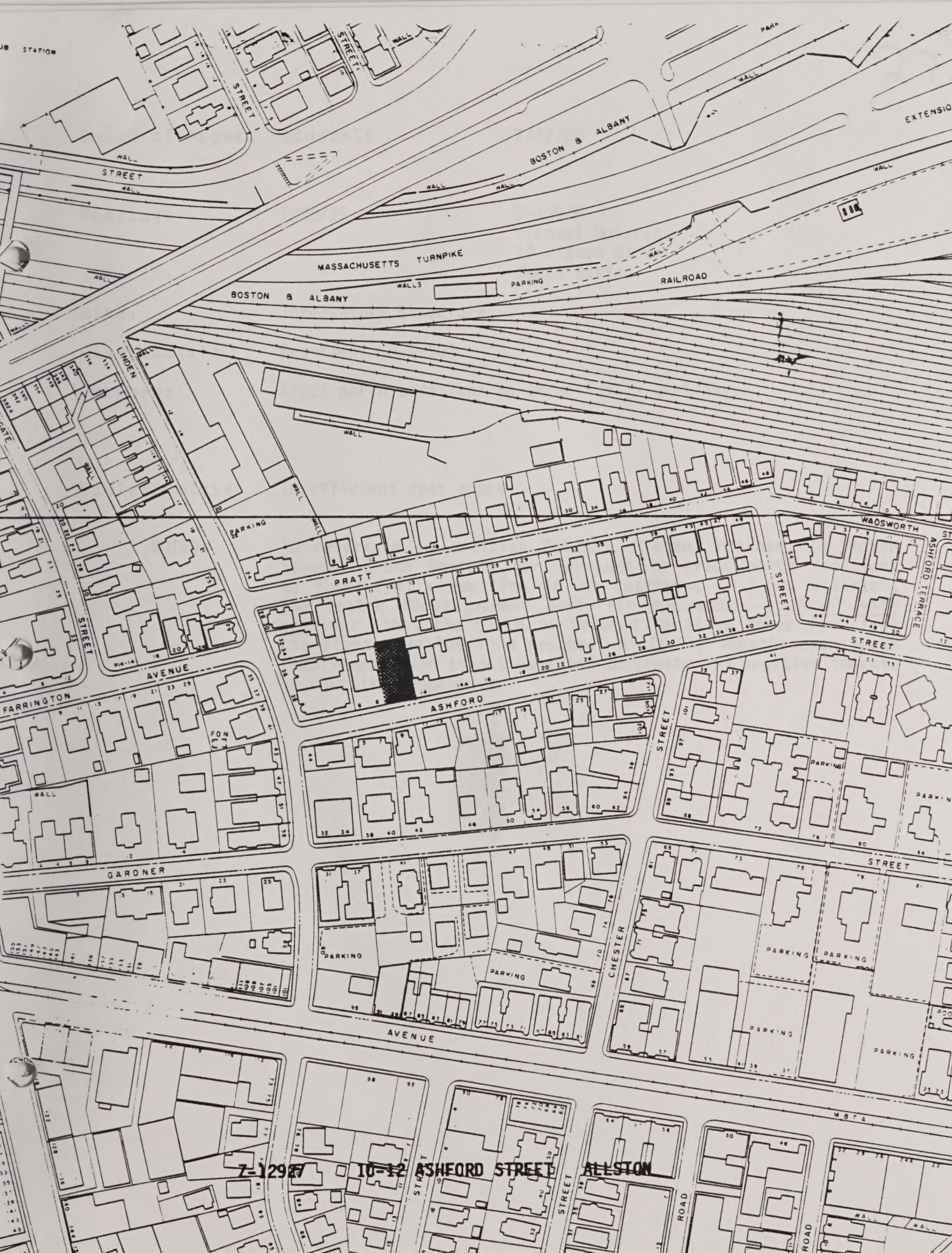
Site: 2½-story structure

District(s): Residential, three-family (R-.8)

Purpose: Combine structures for four apartments.

Violation(s): Dwelling converted for more families is forbidden use.
off street parking not allowed in front yard nor within five feet of side lot line.
Insufficient lot area, open space.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12927, M&N Realty Trust, 10-12 Ashford Street, Allston, for forbidden use and three variances to combine structures for four apartments in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Proposed increase in occupancy reflects existing condition and is not out of character with surrounding neighborhood. Allston-Brighton PZAC recommended approval. Some neighbors have expressed concerns related to owner-occupancy and marketing. Fourth unit, however, has been existing for approximately twenty years and its legalization would not present a new or disruptive condition.



7-12987

10-12 ASHFORD STREET

ALLSTON

Board of Appeal Referrals

7/27/89

Hearing: 7/25/89 Z-12928
Michael Monahan
10 Vinton Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Erect porch additions to three-family dwelling.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-12928, Michael Monahan, 10 Vinton Street, South Boston, for variance to erect porch additions to three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso: that the width be reduced to allow three feet from the right side lot line proposal minimally impacts open space requirements and is not expected to create any negative impacts on abutting properties.



Z-12928

10 VINTON STREET SOUTH BOSTON

Board of Appeal Referrals

7/27/89

Hearing: 8/15/89 Z-12931
1111 Dorchester Avenue Trust
1111-1113 Dorchester Avenue,
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from store to take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-12931, 1111 Dorchester Avenue Trust 1111-1113 Dorchester Avenue, Dorchester, for conditional use for change of occupancy from store to take-out restaurant in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso: that plans with particular respect to ventilation, rear lighting, maintenance be submitted to the Authority for design review approval. PZAC recommends approval.



7-12931

1111-1113 DORCHESTER AVENUE

DORCHESTER

Board of Appeal Referrals

7/27/89

Hearing: 8/1/89 Z-12932
Frank E. Sorrenti, Jr.
472A-472 West Broadway
South Boston

Site: Three-story structure

District(s): General business (B-2)

Purpose: Legalize occupancy as two-family dwelling and two store.

Violation(s): Insufficient lot area, width, and frontage.

VOTED: In reference to petition Z-12932, Frank E. Sorrenti Jr. 472A-472 West Broadway, South Boston, for four variances to legalize occupancy for two-family dwelling and two stores in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. Petitioner seeks to change the occupancy to include two residential dwellings in previously unused space in the structure's second and third floors resulting in two stores (existing), a three-bedroom apartment and a two-bedroom apartment. Both uses are allowed in the B-2 zoning district. Of the violations cited, only Section 14-2: Lot area for additional unit is insufficient/not provided is new; all others are existing. Residential use to this commercial district is appropriate and will benefit the area.



Z-12932 472A-472 WEST BROADWAY SOUTH BOSTON

Board of Appeal Referrals

7/27/89

Hearing: 8/15/89 Z-12933
52 Monument Condominium Trust
52 Monument Avenue
Charlestown

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy three-family dwelling to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area, open space.
Excessive floor area ratio.

VOTED: In reference to petition z-12933, 52 Monument Condominium Trust, 52 Monument Avenue, Charlestown, for forbidden use and three-family variances for change of occupancy from three-family dwelling to four apartments in a apartment (H-1) district, the Boston Redevelopment recommends approval with following provisos: that basement space comply with Inspectional Services Department Guidleines. A 1976 Board of Appeal decision granted proposed change of occupancy, however appellant at that time failed to obtain permit. Abutters support.



2-12933

52 MONUMENT AVENUE

CHARLESTOWN

Board of Appeal Referrals

7/27/89

31

Hearing: 8/15/89 Z-12934
John Chapman/Lillie McLester
5&6 Quincy Place
Dorchester

Site: 2½-story structure

District(s): Residential, three-family (R-.8)

Purpose: Combine lots; legalize occupancy for six apartments.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area, open space, off street-parking.
Excessive floor area ratio.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12934, John Chapman/Lillie McLester, 5&6 Quincy Place, Dorchester for forbidden use and four variances to combine lots and legalize occupancy for six apartments in a residential (R-.8) Interim Planning Overlay District, the Bosto Redevelopment Authority recommends deferral. Appellant must meet with Roxbury PZAC with respect to off-street parking, open space, abutters concerns.



7-12934

5 & 6 QUINCY PLACE, DORCHESTER

Board of Appeal Referrals

7/27/89

Hearing: 8/15/89 z-12935
Henry Zachs
100 Leo Burmingham Parkway
Brighton

Site: Two-story structure

District(s): Manufacturing (M-1)

Purpose: Erect two illuminated signs on office building

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12935, Henry Zachs, 100 Leo Burmingham Parkway, Brighton; to erect two signs on side of office building in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Proposed signs would conflict with the general urban design goals of the Allston-Brighton IPOD, especially with regard to the proliferation of billboards along the Mass. Turnpike and other areas. Because the subject property is a masonry structure with no windows, the appearance of these signs would have a billboard quality. PZAC recommends denial.



Z-12935

100 LEO BIRMINGHAM PARKWAY

BRIGHTON

Board of Appeal Referrals

7/27/89

Hearing: 8/15/89 Z-12936
So Yip Chor
90-92 Empire Street
Brighton

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, with, frontage, open space, off-street parking.

Excessive Building height.

VOTED: In reference to petition Z-12936, So Yip Chor, 90-92 Empire Street, Brighton, for forbidden use and six variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Appellant should meet with Allston Brighton PZAC and local community groups to try to resolve outstanding concerns about density, parking and traffic. Appellant should also consider eliminating a bedroom in the three-bedroom unit. Property is located in a densely developed area of two, three and four family dwellings, and proposed change of occupancy would not create a precedent or be out of character with existing development patterns. PZAC recommends denial based on above concerns.



Z-12936

90-92 EMPIRE STREET BRIGHTON

Board of Appeal Referrals

7/27/89

Hearing: 8/15/89 Z-12937
 Briarwood Associates
 10 Garden Court
 Boston

Site: Five-story structure

District(s): Apartment (H-3-55)

Purpose: Change occupancy from seven apartments and two offices to nine apartments.

Violation(s): Dwelling converted for more families is forbidden use.
 Insufficient open space.

VOTED: In reference to petition Z-12937, Briarwood Associates, 10 Garden Court, Boston, for forbidden use and variance for change of occupancy from seven apartments and store to nine apartments in a apartment (H-3-55) district, the Boston Redevelopment Authority recommends approval with the following provisos: that basement apartments comply with Inspectional Services Department guidelines; that each apartment be at least 500 square feet.



Z-12937

10 GARDEN COURT

BOSTON

Board of Appeal Referrals

7/27/89

Hearing: 8/15/89

Z-12964
Gerard A. Lavigne
322 Bunker Hill Street
Charlestown

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Erect rear deck addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12964, Gerard A. Lavigne, 322 Bunker Hill Street, Charlestown, for variance to erect rear deck addition to one-family dwelling in apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Safety concern existing with respect to stairs which extend beyond retaining wall onto sloped terrain. Appellant will address this issue at public hearing. Abutter supports.



Z-12964

322B BUNKER HILL STREET CHARLESTON

Board of Appeal Referrals

7/27/89

Hearing: 8/8/89

Z-12970
Boston YWCA
214 Harvard Street
Dorchester

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from nursing home to community center with accessory offices, trade school, office building, accessory lunch room, and adult education center.

Violation(s): Day care center, trade school, and adult educational center are conditional uses.

Office building, accessory lunch room are forbidden uses.

Change in nonconforming use.

Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient off-street parking.

VOTED: In reference to petition Z-12970, Boston YWCA, 214 Harvard Street, Dorchester, for three conditional uses, two forbidden uses, change in nonconforming use, and two variances for change of occupancy from nursing home to community center with accessory office, trade school, office building, accessory lunch room, and adult education center in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with provisos: that plans be submitted to the Authority for design review approval; and that the hours of operation be reviewed by the community and Authority to ensure that the hours of operation do not extend into the evening hours to an unreasonable extent.



Z-12970

214 HARVARD STREET DORCHESTER

Board of Appeal Referrals

7/27/89

Hearing: 8/8/89 Z-12972
Frederick Berton
78 Bigelow Street
Brighton

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Parking of seven vehicles in rear yard.

Violation(s): Parking lot is forbidden use.

VOTED: In reference to petition Z-12972, Frederick Berton, 78 Bigelow Street, Brighton, for forbidden use for parking of seven vehicles in rear yard in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with provisos: that appellant maintain this parking area, as well as autos parked there, in a neat and orderly fashion; that parking shall be for use of building residents only, at no extra cost; and that this shall expire upon sale lease or other disposition of property by appellant. Granting of this variance will help alleviate a severe parking shortage in the Oak Square area.



Z-12972

78 BIGELOW STREET BRIGHTON

Board of Appeal Referrals

7/27/89

Hearing: 8/29/89 Z-12974
Charles J. Calvey
22-26 Warren Street
Roxbury

Site: One-story structure

District(s): General business (B-2)

Purpose: Change occupancy from restaurant-lounge to retail store.

Violation(s): Barrier free access.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12874, Charles J. Calvey, 22-26 Warren Street, Roxbury, for variance for change of occupancy from restaurant-lounge to retail store in a general business (B-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. The property is located along a Boulevard Planning District in the Dudley Square Subdistrict of the Roxbury IPOD. The Roxbury PZAC recommends approval for the change of occupancy.



2-12974

22-26 WARREN STREET

ROXBURY

Board of Appeal Referrals

7/27/89

Hearing: 8/8/89 Z-12998
Boston Public Facilities Department
8-14 Brookford Street
Roxbury

Site: 11,500 Square feet of land

District(s): Apartment (H-1)

Purpose: Use premises for thirteen ancillary off street parking spaces.

Violation(s): Ancillary parking is conditional use.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12998, Boston Public Facilities Department, 8-14 Brookford Street, Roxbury, for conditional use to use premises for thirteen ancillary off street parking spaces in a apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that appellant comply with performance agreement and work with Dudley Street Neighborhood Initiative with respect to jobs and apprentice positions; that parking area be landscaped and blight removed. That abutting property owners be allowed to park in area after working hours. The above has support of immediate abutators, residents, Dudley Street Neighborhood Initiative.



Board of Appeal Referrals

7/27/89

Hearing:

8/15/89

Z-13021

Joseph DiFabio

56 Bennington Street

East Boston

Site:

Three-story structure

District(s):

Local business (L-1)

Purpose:

Change occupancy from three-family dwelling and store to three-family dwelling and Dental office.

Violation(s):

Interim Planning Overlay District.

VOTED:

In reference to petition Z-13021, Joseph DiFabio, 56 Bennington Street, East Boston, for change of occupancy from three-family dwelling and store to three-family dwelling and Dental office in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Site is located in the Eagle Hill subdistrict and located along the Bennington Street Boulevard Planning District. Proposed change of occupancy is consistent with the goals and objectives of the I.P.O.D. in that this type of local use will serve the area residents as well as enabling a currently closed storefront to reopen along a major retail and service corridor. In addition the location and type of use is consistent with the objective to encourage an appropriate mix of local business and residential uses. the three residential units are existing. Proposal is consistent with surrounding land use patterns.



Z-13021

56 BENNINGTON STREET, EAST BOSTON

Board of Appeal Referrals

7/27/89

41

Hearing: 8/15/89

Z-13080
Roxbury Triangle, Inc.
42-44 Harlow Street
Dorchester

Site: 2-½-story structure

District(s): Apartment (H-1)

Purpose: Erect roof over porch of two-family dwelling.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-13080, Roxbury Triangle, Inc., 42-44 Harlow Street, Dorchester, for variance to erect roof over porch of two-family dwelling in a apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Proposed construction is compatible with design and character of surrounding duplex properties.



Z-13080

42-44 HARLOW STREET

DORCHESTER

Board of Appeal Referrals

7/27/89

Hearing: 8/15/89 Z-13084
1089 Blue Hill Avenue Realty
1089 Blue Hill Avenue
Mattapan

Site: Three-story structure

District(s): Local business (L-5)

Purpose: Change occupapncy from real estate office, beauty parlor and office to three-family dwelling.

Violation(s): Insufficient lot area, width, frontage, front, side, rear yards, off street parking.

VOTED: In reference to petition Z-13084, 1089 Blue Hill Avenue Realty, 1089 Blue Hill Avenue, Mattapan, for seven variances for change of occupancy from real estate office, beauty parlor and office to three-family dwelling in a local business (L-5) district, the Boston Redevelopment Authority recommends approval. Structure, presently undergoing rehabilitation because of fire, will be returned to its original occupancy.



Z-13084

1089 BLUE HILL AVENUE

MATTAPAN

Board of Appeal Referrals

7/27/89

43

Hearing: 8/8/89 Z-13092-13106
Washington Columbia II Limited Partnership
51-103 Washington Street & 50-108 Columbia Road
Dorchester

Site: Fifteen Properties

District(s): Apartment (H-2)

Purpose: Change occupancy from fourteen to twelve and thirteen to twelve apartments, management office, two laundromats; remove porches.

Violation(s): Agency office and laundromat are forbidden uses.

Barrier free access.

Insufficient off street parking.

Interim Planning Overlay District.

VOTED: In reference to petitions Z-13092-13106, Washington Columbia II Limited Partnership, 51-103 Washington Street & 50-108 Columbia Road, Dorchester, for three forbidden uses and eleven variances for change of occupancy from fourteen to twelve and thirteen to twelve apartments, management office, two laundromats and remove porches in a apartment (H-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Appellant is a Massachusetts limited partnership created by the Codman Square Housing Development Corporation, a community-based non-profit organization ("HDC") to participate in the Boston Housing Partnership II Program for rehabilitation of the Granite Apartments. Appellant intends to acquire from the U.S. Department of Housing and Urban Development ("HUD") and rehabilitate 15 multi-unit dwellings, all of which will be leased to low and moderate income persons and families with the benefit of Section 8 rental assistance. These dwellings constitute the second phase of the participation of the HDC in the Boston Housing Partnership II program. Mortgage financing for the project is being provided by the Massachusetts Housing Financing Agency, with mortgage insurance being provided by HUD under the 221(d) (4) federal mortgage co-insurance program.



Z-13092-13106

51-53-59-63, 67, 95, 103 WASHINGTON STREET DORCHESTER



Z-13092-13106

50,52,90,94,102,104,108 COLUMBIA ROAD DORCHESTER

Board of Appeal Referrals

7/27/89

Hearing: 8/1/89 Z-13134-13139
24-26 Virginia Street, 53-55 Monadnock Street,
& 44-46 Bird Street
Dorchester

Site: Vacant lots

District(s): Residential, three-family (R-.8)

Purpose: Erect six one-family dwellings.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, front, and side yards.

VOTED: In reference to petitions Z-13134-13139, 24-26 Virginia Street, 53-55 Monadnock Street, & 44-46 Bird Street, Dorchester, for thirty-four variances to erect six one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Housing is part of city 747 program to provide affordable home ownership opportunities to residents.



7-131 34-39

24-26 VIRGINIA STREET, 44-46 BIRD STREET,
53-55 MONADNOCK STREET DORCHESTER

45

Board of Appeal Referrals

7/27/89

Drawing: 8/8/89 Z-13145
Michael Kineavy
843 East Second Street
South Boston

Site: Vacant land

District(s): Apartment (H-1-50)

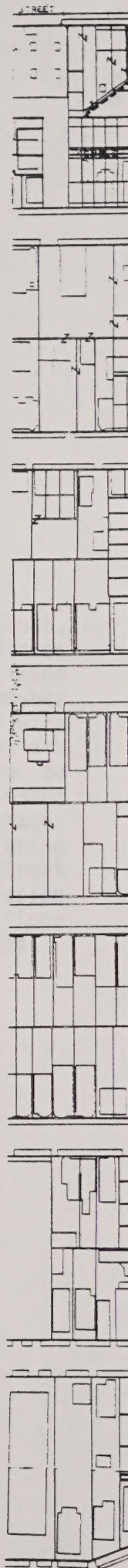
Purpose: Erect three-family dwelling.

Objection(s): Insufficient lot area, width, frontage, open space, off street-parking.

Excess floor area ratio.

VOTED:

In reference to petition Z-13145, Michael Kineavy, 843 East Second Street, South Boston, for six variances to erect three-family dwelling in a apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. The siting and designs of the proposed three-story structure are consistent with this two- and three-family dwelling neighborhood. No negative impacts are anticipated.



Board of Appeal Referrals

7/27/89

46

Hearing: 8/15/89 Z-13163-13166
Maryann McLoed Crush
186-192 West Seventh Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Extend first floor apartments into basements.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-13163-13166, Maryann McLoed Crush, 186-192 West Seventh Street, South Boston, for four variances to extend first floor apartments into basements in a apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with provisos: that use of basement space comply with Inspectional Services guidelines. The petitioner seeks to convert approximately one-half the basement space in each structure to a den or family room, bath and closet uses. The remaining space will be occupied by mechanical rooms, laundry rooms, and storage. The site is a series of three-story dwellings presently being rehabilitated on West Seventh Street at the corner of Lilly Street near F Street. The area consists of similar structures occupied by a mix of multi-family units. A minimal increase in the floor area ratio will not negativley impact the surrounding properties.



7-13163-13166

186-192 WEST SEVENTH STREET, SOUTH BOSTON

Board of Appeal Referrals

7/27/89

Hearing: 8/15/89

Z-13174
Ronald McGilvary
38 Port Norfolk Street
Dorchester

Site: 3500 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, front, rear yards.

VOTED: In reference to petition Z-13174, Ronald McGilvary, 38 Port Norfolk Street, Dorchester, for three variances to erect one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Construction of dwelling on 3500 square foot subdistrict lot would set a negative precedent. Port Norfolk Community is strongly opposed.



Z-13174

38 PORT NORFOLK STREET, DORCHESTER

Board of Appeal Referrals

7/27/89

Hearing:

Z-13176
Boston Redevelopment Authority
89-113 Northampton Street
Boston

Site:

40,773 Square feet of land

District(s):

Manufacturing (M-1)

Purpose:

Combine lots; erect 3½-story 28 unit apartment structure

Violation(s):

Multi family dwelling is forbidden use.

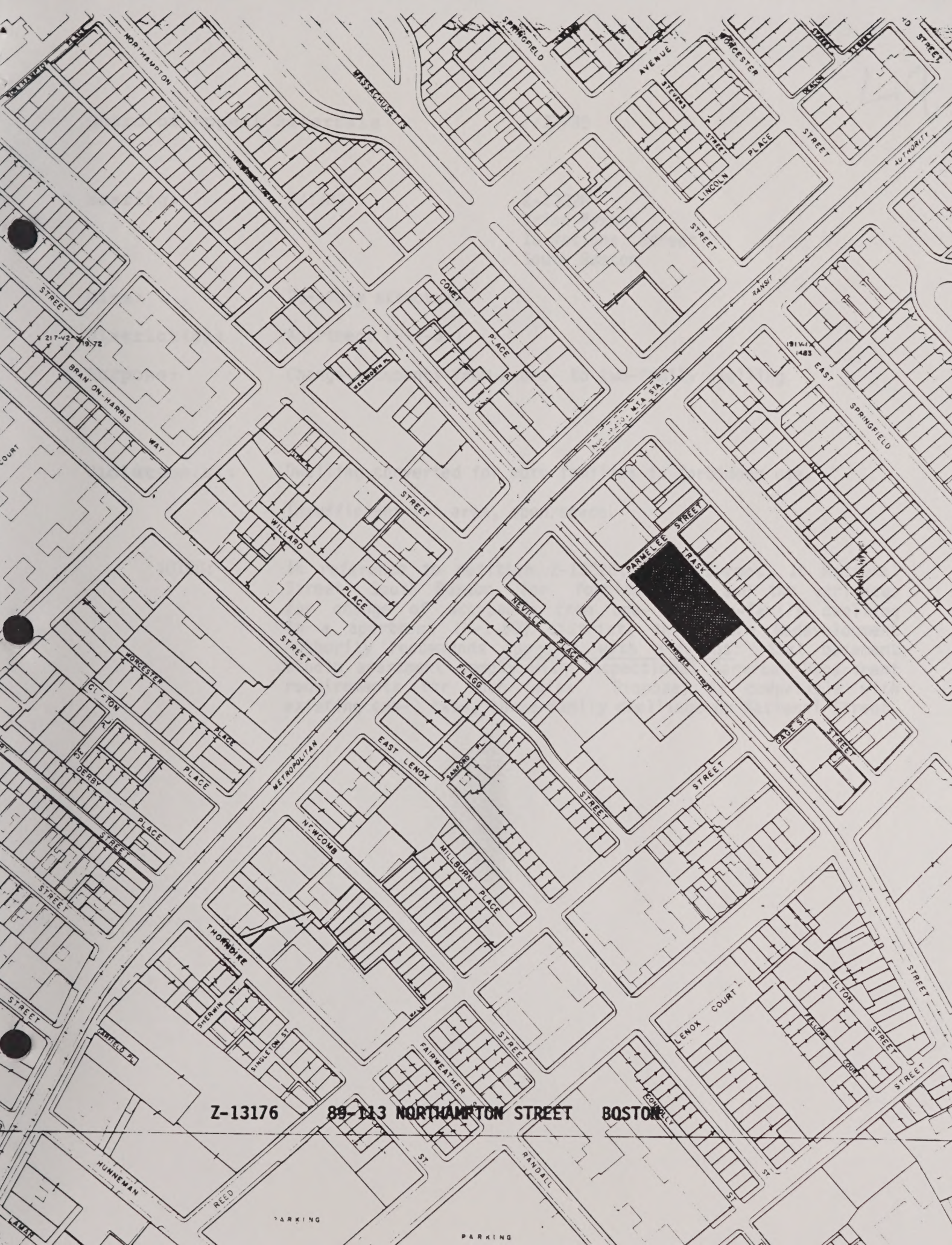
Excessive floor area ratio.

Insufficient open space, front yard, set back of parapet.

Interim Planning Overlay District.

VOTED:

In reference to petition Z-13176, Boston Redevelopment Authority, 89-113 Northampton Street, Boston, for forbidden use and four variances to erect a 3½-story 28 unit apartment structure in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. This appeal application is a supplement to applications Z-12766 and 12767 which were voted and approved by the Authority and Board of Appeal on March 23, and May 9, 1989, respectively. This development will provide affordable housing through the city's South End Neighborhood Initiative. Project is supported by community.



Z-13176

89-113 NORTHAMPTON STREET

BOSTON

Board of Appeal Referrals

7/27/89

49

Hearing: 8/1/89 Z-13228
Brian Byrnes
10 National Street
South Boston

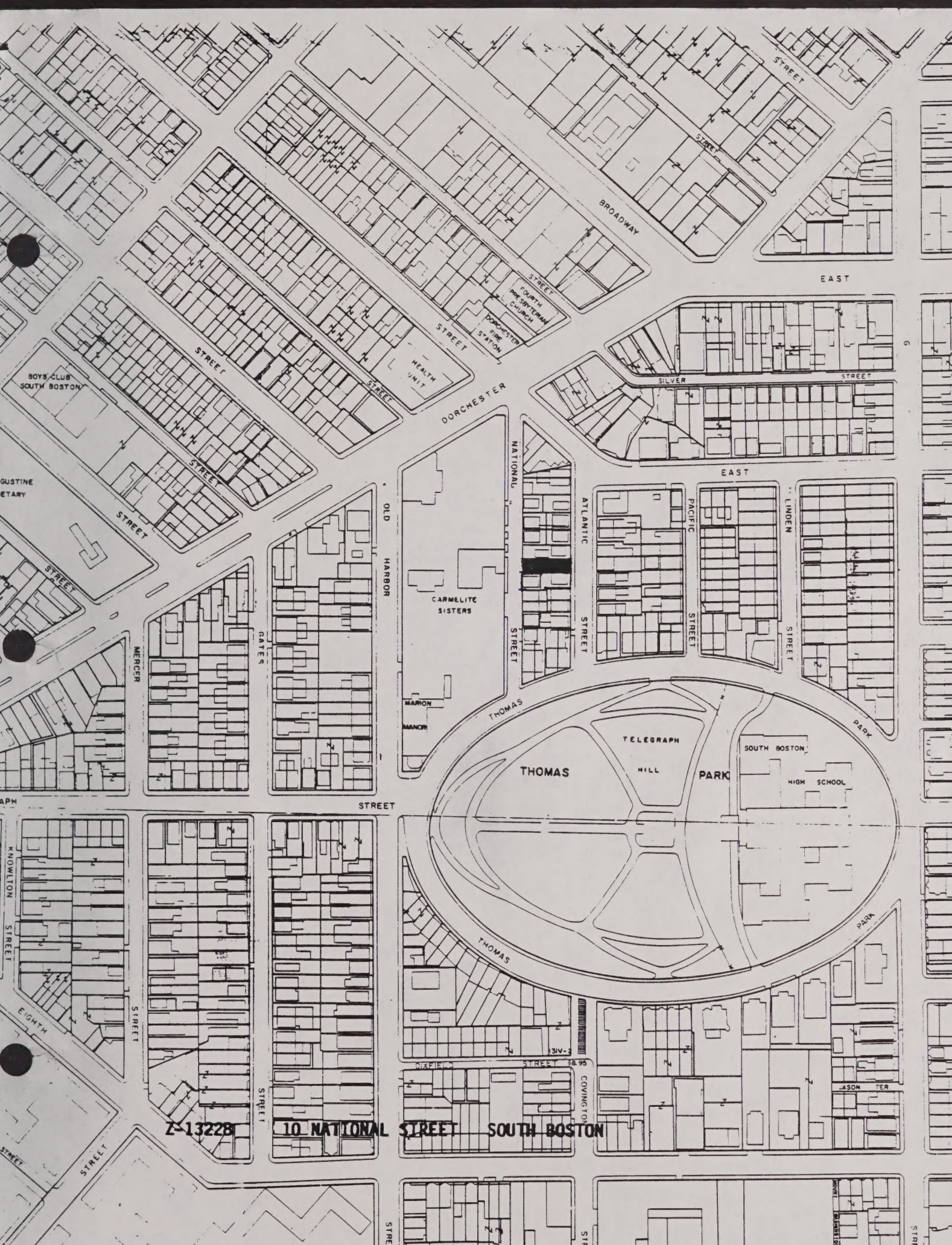
Site: 2½-story structure

District(s): Apartment (H-1-5-)

Purpose: Change occupancy from a one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area, open space.

VOTED: In reference to petition Z-13228, Brian Byrnes, 10 National Street, South Boston, for forbidden use and two variances for change of occupancy from one- to two-family dwelling in a apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with provisos: that basement studio apartment comply with Inspectional Services Department requirements for such units. Proposal is compatible with existing one-, two-, three-family dwellings on National Street.



Z-13228

10 NATIONAL STREET SOUTH BOSTON

